

PLAN AND ZONING COMMISSION MEETING December 4, 2017

Direction: 1892DSS

Chairperson Erickson called the regular meeting of the Plan and Zoning Commission to order at 5:30 p.m. on Monday, December 4, 2017, in the Council Chambers of the West Des Moines City Hall, located at 4200 Mills Civic Parkway, in West Des Moines.

Roll Call: Andersen, Brown, Costa, Erickson, Hatfield.....Present
Crowley, Southworth.....Absent

Item 1 - Consent Agenda

Item 1a - Minutes of the meeting of November 20, 2017

Chairperson Erickson asked for any comments or modifications to the November 20, 2017 minutes.

Moved by Commissioner Hatfield, seconded by Commissioner Costa, the Plan and Zoning Commission approved the November 20, 2017 meeting minutes.

Vote: Andersen, Brown, Costa, Erickson, Hatfield.....Yes
Crowley, Southworth.....Absent
Motion carried.

Item 2 – Public Hearings *(there were none)*

Item 3 – Old Business *(there were none)*

Item 4 – New Business

There were two New Business items to address.

4a – Visa Retail Center, 605 S. 50th Street – Approval of Phased Site Plan for the construction of a 17,000 square foot retail building – Mian Inc – SP-003631-2017

Chairperson Erickson invited the applicant to present their proposal.

Chuck Bishop, Bishop Engineering, 3501 104th Street Des Moines, representing Mian Inc.; noted on the site plan the location of the building, noting that the building would be constructed in two stages, but the foundations would all be installed at one time. The first stage of construction would be about 5800sf in size with an anchor store, an IHOP restaurant, located the corner of the building. There will be a couple retail spaces to the west.

Commissioner Hatfield asked Mr. Bishop if the applicant agrees with all staff's comments. Mr. Bishop stated that they do.

Chairperson Erickson asked Staff for comments.

Kara Tragesser, Planner for Development Services, noted that staff still is reviewing architecture with the applicant. The full site plan with architecture was not being presented, the applicant was seeking to get started on foundation and footings.

Chairperson Erickson clarified that this would come before the Commission again. Ms. Tragesser affirmed that the site plan and building elevations would.

PLAN AND ZONING COMMISSION MEETING December 4, 2017

Chairperson Erickson asked about the use of the lot to the west, relative to drive configurations, adding that the intersection next to Hy-Vee is already a bit of a mess. Ms. Tragesser replied that she has seen a concept of it, and noted that Bentley Drive does come run along the south, but a drive to the north along the property line and continuing up 51st Street would be added, behind the water tower. Mr. Bishop inserted that there will be a new common driveway providing connection for the corner lot.

Chairperson Erickson asked how much more building can be put on Lot 2. Mr. Bishop said it had room for a small, 5000sf structure, possibly a drive-through restaurant.

There were no further questions for Ms. Tragesser.

Chairperson Erickson asked if anyone from the audience cared to speak to the item. Hearing none, he asked the Commission for continued discussion or a motion.

It was moved by Commissioner Hatfield, and seconded by Commissioner Brown, to adopt a resolution recommending the City Council approve the phased site plan for 605 S. 50th Street with the following conditions of approval:

1. The applicant acknowledging and agreeing that this approval is for underground utility, footing and foundation work only.
2. The applicant agreeing that any utility work and footing and foundation work done prior to approval of the full site plan is at their own risk, and that final building and site design will need to comply with any changes that are deemed necessary as part of that approval.
3. The applicant continuing to work with staff on outstanding building and site design elements.
4. In order to reduce confusion with the existing commercial development of Vista Center, the applicant shall revise the development name to allow the two centers to be easily differentiated by patrons.

Vote: Andersen, Brown, Costa, Erickson, Hatfield.....Yes
Crowley, Southworth.....Absent
Motion Carried.

4b – AAA Storage, 6340 Stagecoach Drive – Approval to construct a 3 story indoor storage facility with a basement – William J. Denton, Janet M. Denton, Brian J. and Lori J. Denton – PC-003684-2017

Chairperson Erickson invited the applicant to present their proposal.

Brent Culp, Snyder & Associates, 2727 SW Snyder Blvd., Ankeny, stated that he was representing Jason Shanahan, Shanahan & Sons Builders, and present with him was architect Doug Jelinek. He stated that they were developing Lot 2 and Outlot A of Village Cooperative, about 4.66 acres located at 6340 Stagecoach Drive. This is a three story building; there will be access from the hotel property to the north. Access to the loading and unloading area would be down the slope to level one, which will have interior parking; there will be additional parking to the east with an access point to the north. The developer will be extending sanitary sewer service from 10 inch sanitary sewer up into the development; also expanding water main into and placing a hydrant at both northern corners of the lot. Between the building and the parking lot they would be installing downspout collection lines so there won't be overflow water into parking lot; it would be connected into a storm sewer system and detention basin placed in the southeast corner of the site and outletting into the creek at that location. Because of the grade associated with this

PLAN AND ZONING COMMISSION MEETING December 4, 2017

development, they are planning a series of retaining walls down the slope, and applying vegetation to those areas. Pedestrian access would be to the sidewalk along Stagecoach and then brought into the development. Mr. Culp then presented elevations with a variety of colors and finishes. He asked if the Board had any questions.

Chairperson Erickson noted that the staff report says there are two retail spaces on this end of building coming through a common entry. He asked what size those would be. Architect Doug Jelinek, Shanahan and Sons, 1690 Shanahan Drive, South Elgin, IL, replied that the two spaces on the west side would be approximately 1000 sf. He added that one will be the rental office for facility; the other will be a complimentary use such as a post office or shipping store or possibly a basic office. He stated that there will be additional parking for additional office spaces on the 2nd level, which will still be in the 1000sf range.

Commissioner Costa asked if the 2nd access on the east side of project would tie into the hotel as well. Mr. Jelinek replied that it would, noting that there will be access through an existing curb cut at the northeast corner of the site.

Chairperson Erickson asked for Staff comments.

Brian Portz, Planner for Development Services stated that he would like to add a couple things. The permitted conditional use was approved by the Board of Adjustment about 6 weeks ago. At the request of the Board of Adjustment, staff are currently in the process of revising City code to allow the Plan & Zoning Commission review site plans for Permitted Conditional Uses rather than the Board of Adjustment. According to City Code, for an indoor storage facility, the applicant has to show that parking can be accommodated on the site, in case it is redeveloped as a hotel in the future, for example. This site could accommodate extra parking on the site and in the basement of the building. He asked if the Commission had any questions. They did not.

Chairperson Erickson asked if anyone from the audience cared to speak to the item. Hearing none, he asked the Commission for continued discussion or a motion. Commissioner Costa motioned for approval, Commissioner Brown seconded the motion to adopt a resolution recommending the City Council approve the site plan for 6340 Stagecoach Drive with the following conditions of approval:

1. The applicant shall work with City staff to address the remaining minor site plan comments.
2. Prior to installation, the applicant obtaining all appropriate sign permits from the City's Sign Administrator.
3. The applicant screening to staff's satisfaction any roof-top mechanical units visible from the public streets or adjacent properties, prior to issuance of any occupancy permits, including temporary occupancy permits.

Vote: Andersen, Brown, Costa, Erickson, Hatfield.....Yes
Crowley, Southworth.....Absent
Motion carried

Item 5 – Staff Reports –

5a. Approval of 2018 Plan and Zoning Commission Meeting Schedule.

PLAN AND ZONING COMMISSION MEETING December 4, 2017

Chairperson Erickson asked the Commissioners if they had reviewed the proposed 2018 meeting schedule and if there were any comments or questions. There were none.

Commissioner Hatfield motioned for approval, Commissioner Andersen seconded the motion to adopt the 2018 Plan and Zoning Commission Meeting Schedule. Motion carried

Vote: Andersen, Brown, Costa, Erickson, Hatfield..... Yes
Crowley, Southworth.....Absent

Chairperson Erickson took a moment to thank Commissioner Brown for her service to the Commission for the past 10 years, adding that it was really appreciated.

Item 6 - Adjournment

Chairperson Erickson then adjourned the meeting at 5:45 p.m.

Craig Erickson, Chairperson

Jennifer Canaday, Recording Secretary